

What is a LM Zone?

The Commercial-Industrial zone is intended for small scale light industrial, repair and service-oriented uses that provide services to the residents in addition to retailing, service, and administrative uses.

How can I find out the zoning requirements for my property?

You may contact the Town of Los Gatos Community Development Department. Please supply the following information:

- Street address
- Nearest cross street
- Assessor's Parcel Number (APN number) if available

What are the permitted uses in a LM zone?

Uses permitted in a LM zone are for service-oriented and light industrial uses which may otherwise be inappropriate in a general commercial zone. The following uses are permitted in a LM zone:

- Retailing
- Personal service businesses
- Service businesses necessary for the conduct of households or businesses
- Offices uses approved on or before July 1, 1982; provided, that no change of use to office shall be permitted in the LM zone
- Limited manufacturing
- Wholesaling and warehousing

Examples of proper LM uses:

Plumbing, Heating/electrical contracting, Equipment repair, Laundry/dry-cleaning plants, Paint supplies Janitorial services, Towing businesses

Examples of improper LM uses:

Vehicle sales, Large scale light industrial uses Professional or medical offices, General business offices

*Additional uses may be allowed if a **Conditional Use Permit (CUP)** is approved. Please contact the Community Development Department for further information.

Is there a minimum lot size requirement?

Yes, the minimum lot area in the LM zone is 8,000 S.F.

What are the minimum setback requirements?

Front..... 15'
Side..... None
Rear..... None
Street side..... 15'

Please refer to figure (1) for example illustration of setbacks for a LM zoned lot.
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Lots in LM zones that abut or are across the street from a lot in a residential zone must comply with the following minimum yard requirements:

*Front..... 25'
*Side..... 20'
*Rear..... 20'
*Streetside..... 15'

*Plus 1' for each foot a building exceeds 20' in height. A 6' high masonry wall is also required along the property line (8' high wall is permitted if both parties agree).

Please refer to figure (2) for example illustration of setbacks for a LM zoned lot that abuts a residential zone on any sides.
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Notes:

What is the maximum height requirement for buildings in LM zone?

The maximum height of a principle building in the LM zone is 35' (measured from the natural or finished grade, whichever is lower and creates a lower profile, to the uppermost point of the roof edge, wall, parapet, mansard, or other point directly above that grade).

Note:

The maximum height for accessory building is 15' (measured from the natural or finished grade, whichever is lower and creates a lower profile). Please contact the Community Development Department for further information.

What is the maximum lot coverage allowed?

The maximum building coverage, including any type of accessory building, is 50%.

Other requirements?

For answers to other questions on topics such as parking, driveway, public improvement, or architectural requirements, you may contact the Community Development Department:

Town of Los Gatos
Community Development Department
110 East Main Street
Los Gatos, 95032
(408) 354-6874

www.losgatosca.gov

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Figure (1): Example illustration of setbacks for a LM zoned lot

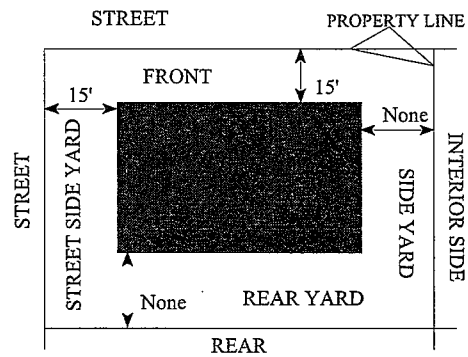
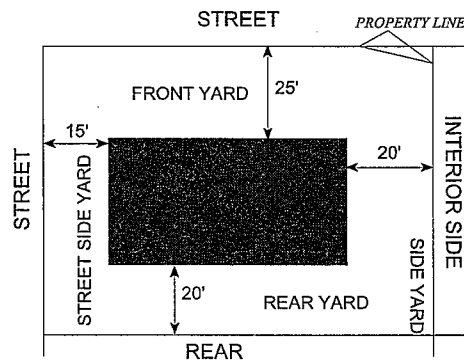


Figure (2):
Example illustration of setbacks for a LM zoned lot that abuts a residential zone



Town of Los Gatos
Community Development
Department



LM Zoning District
(Commercial-Industrial Zone)

Summary Handout